

**OWNER'S CERTIFICATE**

Certificate of record owner and security holder

The undersigned certify that as of the date of recordation of this condominium plan we are the record owner and holder of the security interest in and to the real property described herein. We further certify that we consent to the recordation of this plan in the office of the county recorder of the County of Mono, California.

Record Owner:

Dempsey Construction Corporation, a California Corporation

Thomas J. Dempsey,  
President

Jay C. Bretton  
Jay C. Bretton,  
Secretary

**SURVEYOR'S CERTIFICATE**

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 5 sheets correctly represents: (1) A true and complete survey of the perimeter of the project, Lot 1 of Tract No. 36-189B, made under my supervision in August, 1999; and (2) the proposed locations of air spaces and buildings.

David A. Laverty  
David A. Laverty, L.S. 4587  
Expires 9/30/02

**NOTES AND DEFINITIONS**

This is a plan for a Condominium "Project" as those terms are used and defined in Title 6, Part 4, Division II of the California Civil Code.

This project contains: Ten (10) "A"/"AR" units numbered 778, 781, 782, 785, 786, 789, 992, 995, 996, and 999; Ten (10) "B"/"BR" units numbered 779, 780, 783, 784, 787, 788, 993, 994, 997, and 998; Two (2) "C"/"CR" units numbered 790 and 793; Two (2) "D"/"DR" units numbered 791 and 792; for a total of Twenty four (24) residence units, together with Association Common Area and Common Area as defined hereon.

The Association Common Area of this project is the entire parcel of real property included within the boundary lines of this subdivision of Lot 1 of Tract No. 36-186B, including all structures thereon except units 778 to 793 inclusive and 992 to 999 inclusive, as herein-defined and the real property underlying the building footprints of units 778 to 793 inclusive and 992 to 999 inclusive. The Common Area of this project is the building foot-prints underneath units 778 to 793 inclusive and 992 to 999 inclusive.

The portions of the Association Common Area referred to as "Exclusive Use Common Area" shall be designated as follows: Entry Balcony, shown "EB"; and Balcony, shown "BAL". These areas are for the exclusive use of the owners of the units to which they are attached or assigned.

The boundaries of the space in each unit of the Twenty four units granted are measured to the interior surfaces of the vertical, horizontal, and inclined planes of the limits of the dimensions shown on sheets 2 through 5 which are the interior finished surfaces of the perimeter walls, floors, ceilings, windows, and doors thereof, and the unit includes both the portions of the building so described and the air space so encompassed.

Solid lines indicate the interior finished surfaces of the walls, ceilings, and floors. All unit lines intersect at right angles unless otherwise noted.

The following are not a part of a unit: bearing walls, columns, beams, floors, roofs, foundations, central heating, reservoirs, tanks, pumps, and other central services, pipes, ducts, flues, chutes, conduits, wires, and other utility installations, wherever located, except the outlets thereof whenever located within the unit.

In interpreting deeds and plans, the existing physical boundaries of the unit, or of a unit reconstructed in substantial accordance with the original plans thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed in the deeds and plans, regardless of settling or lateral movements of the building, and regardless of minor variance between boundaries shown on the plan or in the deed and those of the building.

The survey ties shown are to the vertical projections of the inside finished face of the stud walls (solid lines).

Unit types and building types which are followed by the letter "R" indicate a reverse plan unit or building.

In the event of any conflict between these notes and the definitions contained in the Declaration of Covenants, Conditions and Restrictions (C.C. & R.'s) for this project, the Declaration shall control.

**LEGAL DESCRIPTION**

Lot 1 of Tract No. 36-186B as recorded in book 10, page 44-A of maps, in the office of the recorder, Mono County, California.

**RECORDER'S CERTIFICATE**

Document No. 6726 filed this 24th day of August, 1999, at 2:09 P.M., in book 2 of condominium plans at pages 26-26D at the request of Dempsey Construction Corporation, a California corporation.

Dolores K. Wax  
County Recorder

State of California )  
County of Mono )

On August 18, 1999 before me,

Diane M. Hager  
a Notary Public in and for said County and State, personally appeared  
Thomas J. Dempsey and Jay C. Bretton

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Diane M. Hager Diane M. Hager  
Notary Public (sign) and print name)  
My commission expires: 1-6-03  
County of my principal place of business: Mono County

**C.C. & R.'S NOTE**

The declaration of covenants, conditions, restrictions and reservations affecting Lot 1 of this subdivision was recorded on October 27, 1997 in Book 778, at page 208 and per Declaration of Annexation recorded in Book 867, at page 230, of Official Records of the Mono County Recorder.

**CONDOMINIUM PLAN  
FOR PHASE 12 OF****SNOWCREEK V**

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36-186B, SNOWCREEK V, PHASE 12, FAIRWAY HOMES II, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 44-A OF MAPS, IN THE OFFICE OF THE COUNTY